168.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	695,900 / 695,900
					USE VALUE:	695,900 / 695,900
					ASSESSED:	695,900 / 695,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VIJAYAKUMAR NISHANT
Owner 2:	MOHAN ARATHY
Owner 3:	
Street 1:	180 CHARLTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LU YUE -
Owner 2:	ZHU WENFEI -
Street 1:	180 CHARLTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	275,900		420,000	695,900
Total Card	0.138	275,900		420,000	695,900
Total Parcel	0.138	275,900		420,000	695,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 604.08 | /Parcel: 604.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111373

GIS Ref

GIS Ref

Insp Date 08/25/18

!13008!

PREVIOUS ASSESSMENT

Parcel ID 168.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	275,900	0	6,000.	420,000	695,900		Year end	12/23/2021
2021	101	FV	266,800	0	6,000.	420,000	686,800		Year End Roll	12/10/2020
2020	101	FV	285,400	0	6,000.	420,000	705,400	705,400	Year End Roll	12/18/2019
2019	101	FV	254,000	0	6,000.	420,000	674,000	674,000	Year End Roll	1/3/2019
2018	101	FV	255,300	0	6,000.	354,000	609,300	609,300	Year End Roll	12/20/2017
2017	101	FV	255,300	0	6,000.	324,000	579,300	579,300	Year End Roll	1/3/2017
2016	101	FV	255,300	0	6,000.	276,000	531,300	531,300	Year End	1/4/2016
2015	101	FV	235,400	0	6,000.	240,000	475,400	475,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:58:35

LAST REV

Date	Time
10/06/20	12:06:42
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13008

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LU YUE,	1546-154	1	7/16/2019		700,000	No	No		
180 CHARLTON ST	1394-73		12/23/2010		499,000	No	No		
ANDERSON VIRGIN	1389-143		9/7/2010	Change>Sale	335,000	No	No		
	843-13		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2015	546	Insulate	2,100					
9/14/2010	2012	Redo Kit	37,000					& 2BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2019	SQ Returned	JO	Jenny O
8/25/2018	Inspected	HS	Hanne S
8/2/2018	TTL REFUSAL	BS	Barbara S
4/7/2011	Info Fm Prmt	BR	B Rossignol
11/12/2008	Measured	189	PATRIOT
12/13/1999	Meas/Inspect	264	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111373
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	77700
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309283
Depreciation:	33403
Depreciated Total:	275881

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

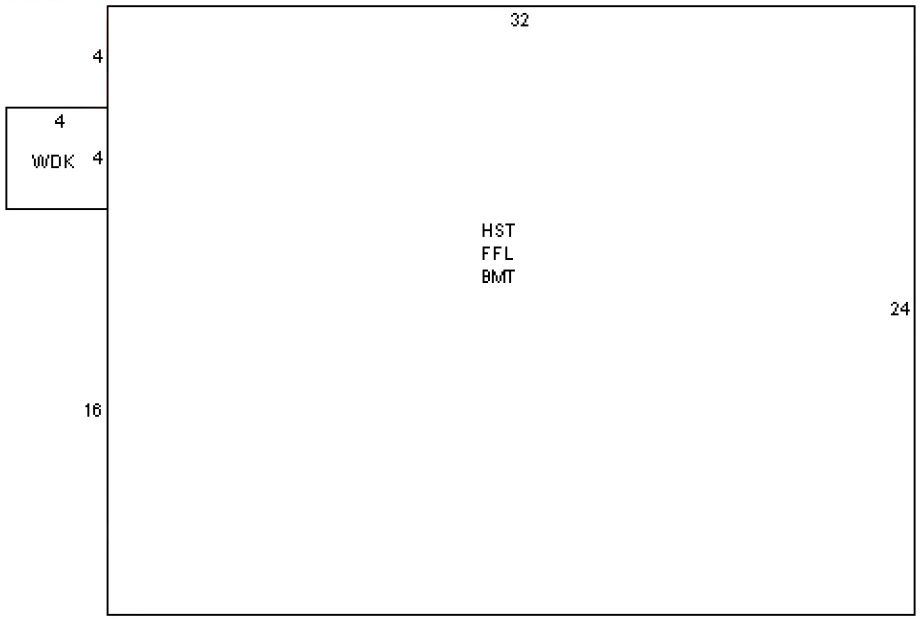
No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.70
Special Features:	0	Val/Su Net:	142.51
Final Total:	275900	Val/Su SzAd	239.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.100	33,869
FFL	First Floor	768	147.000	112,896
HST	Half Story	384	147.000	56,448
WDK	Deck	16	15.840	253

Net Sketched Area:	1,936			Total:	203,466
Size Ad	1152	Gross Area	2320	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10 X 8	A	FR	1970	0.00	T	49	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc